078.0	0001	0001.A	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card /	Total Parcel
APPRAISED:	7,100 /	7,100
USE VALUE:	7,100 /	7,100
ASSESSED:	7,100 /	7,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWANTON WILLIAM L & WENDY L
Owner 2:	
Owner 3:	
Street 1:	11 CAMBRIDGE ST
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	WILLIAMS COURTENAY S / TRUSTEE -
Owner 2:	COURTENAY S WILLIAMS REALTY TR -
Street 1:	11 CAMBRIDGE ST
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 970 Sq. Ft. of land mainly classified as Undev. Land with a N/A Building built about 0, having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	970.000			7,100	7,100
Total Card	0.022			7,100	7,100
Total Parcel	0.022			7,100	7,100

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
48816			10/14/99

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 078.0-0001-0001.A

!6411!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	132	FV		0	970.	7,100	7,100	7,100	Year End Roll	12/18/2019
2019	132	FV		0	970.	7,100	7,100	7,100	Year End Roll	1/3/2019
2018	132	FV		0	970.	6,100	6,100	6,100	Year End Roll	12/20/2017
2017	132	FV		0	970.	5,700	5,700	5,700	Year End Roll	1/3/2017
2016	132	FV		0	970.	4,900	4,900	4,900	Year End	1/4/2016
2015	132	FV		0	970.	4,400	4,400	4,400	Year End Roll	12/11/2014
2014	132	FV		0	970.	4,100	4,100	4,100	Year End Roll	12/16/2013
2013	132	FV		0	970.	3,900	3,900	3,900		12/13/2012

PRINT

Date	Time
12/10/20	21:11:40

LAST REV

Date	Time
01/11/18	08:23:38

mmcmakin

USER DEFINED

Prior Id # 1:	48816
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6411

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLIAMS COURTE	66148-200		9/29/2015	Portion-Asst	1,230,000	No	No		With 11 Cambridge St Winchester
WILLIAMS ROBERT	32532-366		3/21/2001	Convenience	1	No	No		With 11 Cambridge St Winchester
WILBUR HELEN M	28337-364		3/23/1998	Portion-Asst	550,000	No	No		PART WINCHESTER

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/1999	Vacant Lot	264	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	Undev. Land		970		Sq. Ft.	Site		0	70.	0.11	4			Unbuild	-85	Size	-80			7,130						7,100	

Total AC/HA:	0.02227	Total SF/SM:	970	Parcel LUC:	132	Undev. Land	Prime NB Desc:	ARLINGTON	Total:	7,130	Spl Credit		Total:	7,100

EXTERIOR INFORMATION

Type:	
Sty Ht:	0 - 1 St condo
(Liv) Units:	0 Total: 0
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:			
Year Blt:	0	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:			
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	0.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj $ / SQ:	
Other Features:	
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	
Depreciation:	
Depreciated Total:	

COMMENTS

PART IN WINCHESTER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0		Baths:					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	0	0	
Totals			
0			

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:		Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:			Total:		
Size Ad		Gross Are		FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 078.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	